

004.A

0007

0069.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

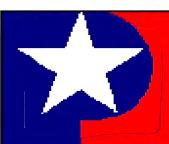
493,900 / 493,900

USE VALUE:

493,900 / 493,900

ASSESSED:

493,900 / 493,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
69-71		VARNUM ST, ARLINGTON

## OWNERSHIP

Unit #: 1

Owner 1: ATAIDE CHRISTOPHER J &amp; LIVIA K

Owner 2:

Owner 3:

Street 1: 21 KORINTHIAN WAY

Street 2:

Twn/City: ANDOVER

St/Prov: MA Cntry Own Occ: N

Postal: 01810 Type:

## PREVIOUS OWNER

Owner 1: ATAIDE DAVID R/LINDA J/TRS -

Owner 2: THE DAVID &amp; LINDA ATAIDE TRUST -

Street 1: 69 VARNUM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Clapboard Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7310																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	493,900			493,900		316019
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT								Parcel ID	004.A-0007-0069.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	493,900	0	.	.	493,900		Year end	12/23/2021
2021	102	FV	479,200	0	.	.	479,200		Year End Roll	12/10/2020
2020	102	FV	471,800	0	.	.	471,800	471,800	Year End Roll	12/18/2019
2019	102	FV	425,800	0	.	.	425,800	425,800	Year End Roll	1/3/2019
2018	102	FV	375,900	0	.	.	375,900	375,900	Year End Roll	12/20/2017
2017	102	FV	342,100	0	.	.	342,100	342,100	Year End Roll	1/3/2017
2016	102	FV	342,100	0	.	.	342,100	342,100	Year End	1/4/2016

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATAIDE, DAVID	64142-533		8/27/2014	Family	380,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/20/2019		Mail Update							JO	Jenny O							
5/10/2018		Measured							DGM	D Mann							
1/6/2015		NEW CONDO							PC	PHIL C							

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																			
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:																																																										
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																																																										
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																																																										
Foundation: 2 - Conc. Block		OthrFix:	Rating:	<b>RESIDENTIAL GRID</b>																																																											
Frame: 1 - Wood		<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1																																																									
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																															
Sec Wall:	%	A Kits:	Rating:	Other																																																											
Roof Struct: 2 - Hip		Frl:	Rating:	Upper																																																											
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																																																											
Color: GRAY																																																															
View / Desir:																																																															
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>																																																											
Grade: C - Average																																																															
Year Blt: 1924	Eff Yr Blt:																																																														
Alt LUC:	Alt %:																																																														
Jurisdict: G16	Fact: .																																																														
Const Mod:																																																															
Lump Sum Adj:																																																															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																			
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL																																																							
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	5	2																																																								
Sec Int Wall:	%	Economic:	%	Additions:																																																											
Partition: T - Typical		Special:	%	Kitchen:																																																											
Prim Floors: 3 - Hardwood		Override:	%	Baths:																																																											
Sec Floors: 4 - Carpet	25 %	Total: 18.6 %		Plumbing:																																																											
Bsmt Flr: 12 - Concrete				Electric:																																																											
Subfloor:				Heating:																																																											
Bsmt Gar:				General:																																																											
Electric: 3 - Typical				<b>Totals</b>																																																											
Insulation: 2 - Typical				1	5	2																																																									
Int vs Ext: S																																																															
Heat Fuel: 2 - Gas																																																															
Heat Type: 5 - Steam																																																															
# Heat Sys: 1																																																															
% Heated: 100	% AC:																																																														
Solar HW: NO	Central Vac: NO																																																														
% Com Wal	% Sprinkled																																																														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																																																							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 004.A-0007-0069.0																																																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																																													
More: N	Total Yard Items:																																																														
Total Special Features:																																																															
Total:																																																															
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